

# Syllabus

## **UPP 558 LAND USE PLANNING University of Illinois at Chicago 2009**

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Text: *Urban Land Use Planning* by Phillip R. Berke, Edward J. Kaiser; Donald Godschalk; and Daniel A. Rodriguez., 5th Edition (Referred to below as **BKGR**)  
The instructor will provide handouts from public documents.

Week	Topic	Readings
August 24 <sup>th</sup>	<p><b>Introduction. Overview of the objectives of land use planning and its role in local government decision-making.</b></p> <p><b>In class exercise:</b> Analysis of basic land use maps: Sidwell maps, Sanbourn maps, aerial photographs; right-of-way maps, sewer and water maps. Comparison of maps including identification of scale; symbols; and levels of detail. Function of basic maps as guides to decision making.</p> <p><b>Case Study:</b> Students will analyze a set of contemporary land use problems, the analytical methods used to assess these problems, and the planning approaches used to address these problems.</p>	<p>BKGR, Ch. 1-3 <b>Review of Readings:</b> Chapter 1. Framing the Land Use Planning Process Chapter 2. Shaping Plans through the Sustainability Prism Model Chapter 3. What Makes a Good Plan?</p>
August 31 <sup>st</sup>	<p><b>Maps, Maps, Maps, aerial photos and other resources.</b></p> <p><b>Guest Lecturer:</b> Steve Valenziano , Senior Planner Zoning Division, Chicago Department of Zoning and Land Use Planning</p> <p><b>In class exercise:</b> Students will examine the relationship between economic data and land use plans. We will evaluate the economic analysis done for Downtown Chicago and how this analysis is translated into demand for land in the city's central area.</p>	<p>BKGR, Ch. 4 <b>Review of Readings:</b> Chapter 4. Planning Support System.</p> <p>On Reserved Reading: <b>Twentieth Century Land Use Planning: A Stalwart Family Tree</b> by Edward J. Kaiser and David R. Godschalk in the <i>Journal of the American Planning</i></p>

	<p><b>Case Study:</b> Students will review different samples of land use maps and evaluate these maps on some very basic components of maps—scale, direction, clarity, and effectiveness in presentation of land use planning information.</p>	<p><i>Association</i>, Volume 61, No. 3, Summer of 1995. pp. 365-385.  <b>General Plan Evaluation Criteria: An Approach to Making Better Plans</b> by William C. Baer in the <i>Journal of the American Planning Association</i>, Volume 63, No. 3, Summer of 1997. pp. 329-342.  <b>Does Planning Need the Plan?</b> by Michael Neuman in the <i>Journal of the American Planning Association</i>, Volume 64, No. 2, Spring of 1998. pp. 208-216.</p>
Sept 14 <sup>th</sup>	<p><b>Basic Analysis of Physical Planning Issues</b></p> <p><b>Guest Lecturer:</b> Zac McDonnell, Project Manager / Designer, Lakota Group</p> <p><b>In class exercise:</b> Analysis of the basic land use classification systems used in land use planning. Students will compare and contrast the classification systems used for growth management; smart-growth systems; transit-oriented plans; form-based plans; and traditional land use plans.</p> <p><b>Case Study:</b> Using information placed on “blackboard” students will analyze the gap between housing and jobs in several California communities.</p>	<p>BKGR, Ch 7, 9 and 10  <b>Review of Readings:</b>  Chapter 7. Land Use Systems  Chapter 9. State of Community Report  Chapter 10. The Plan-making Process</p> <p>Small towns/precise plans: Students will examine the plans of towns Carmel, Napa, and Sonoma, California where there is a history of precise and detailed planning.</p>
September 21 <sup>st</sup>	<p><b>Land Use and Economic Development Along City and Suburban Retail Strips</b></p> <p><b>Guest Lecturer:</b> Courtney Owen, Senior Planner, Rogers Park Development Organization</p> <p><b>In class exercise:</b> Identify and characterize special retail, arts, and entertainment districts in Chicago’s Central Area. Students will examine maps of the River North area and suggest land classification schemes based on the function of different districts, predominant land use, urban design characteristics, or</p>	<p>BKGR: Chapter 11 and 12  <b>Review of Readings:</b>  Chapter 11: The Areawide Land Policy Plan  Chapter 12: Community Land-Use Design: Employment and Commercial</p> <p><i>On Reserved Reading</i></p>

	<p>historic qualities</p> <p><b>Case Study:</b> Students will examine the maps used by the City of New York planning department for various rezoning studies. Students will judge whether the city's maps are effective in illustrating issues or summarizing information.</p>	<p><b><i>Walkable Suburbs?: An Evaluation of Neo-traditional Communities at the Urban Edge.</i></b>  Michael Southworth,  Journal of the American Planning Association  Volume 63, No. 1, Winter 1997 pp.28-44.</p>
September 28 <sup>th</sup>	<p><b>Land Use Planning: Preserving and Creating Open Space.</b>  <b>Guest Lecturer:</b> Kathy Dickhut, Deputy Commissioner, Zoning and Land Use Division, City of Chicago</p> <p><b>In class exercise:</b> Students will be divided into groups. Using aerial photographs students will identify new locations for open space in various neighborhoods. Students will be given a list of locational criteria for open spaces and they will be asked to apply these criteria in the review of aerial photographs to find the best sites for new open spaces.</p> <p><b>Case Study:</b> Students will calculate open space needs for downtown Chicago neighborhoods, they will review maps to assess the existing open space assets, and then will assess the financial feasibility of making up deficits. Students will suggest land use policies to help make up the open space deficit.</p>	<p><b>Review of Readings:</b>  Logan Square Open Space Plan.</p> <p><i>On Reserved Reading</i>  <b>Planning Lessons from Three U.S. Towns of the 1960s and the 1970s: Irvine, Columbia, and The Woodlands</b> by Ann Forsyth in the <i>Journal of the American Planning Association</i>, Volume 68, No. 4, Autumn of 2002. pp. 387-407.</p>
October 5 <sup>th</sup>	<p><b>Land Use Planning: Suburban Growth Patterns and Development Planning in the Suburbs</b></p> <p><b>Guest Lecturer:</b> Tim Scott, Senior Planner, Village of Hinsdale, Illinois</p> <p><b>In class exercise:</b> Compare and contrast city vs. versus suburban residential development patterns. Students will be asked to calculate the residential densities achieved in some "new" Chicago neighborhoods versus densities achieved in suburban subdivisions.</p> <p><b>Case study:</b> Comparison of urban form in the city and the suburbs. Students will compare the relative densities of two communities both located in Cook County, Illinois. Residential density in Inverness, Illinois will be compared to those in Chicago's Gold</p>	<p><i>On Reserved Reading</i>  <b>Are We Planning for Sustainable Development? An Evaluation of 30 Comprehensive Plans</b> by Phillip R. Berke and Maria Manta Conroy in the <i>Journal of the American Planning Association</i>, Volume 66, No. 1. Winter of 2000. pp. 21-32.</p> <p><b>Green Cities, Growing Cities, Just Cities?: Urban Planning and the Contradictions of Sustainable</b></p>

	Coast. Inverness and Census Tract 701 have identical populations according to the 2000 census. Students will be required to estimate the relative costs of infrastructure and public services given the two distinct densities.	<b>Development</b> by Scott Campbell in the <i>Journal of the American Planning Association</i> , Volume 62, No. 3, Summer, 1996. pp. 296-310.
October 12 <sup>th</sup>	<p><b>Land Use Planning: Economic Analysis in the Formulation of City and Suburban Plans</b></p> <p><b>Guest Lecturer:</b> Linda Goodman, Partner, Goodman Williams Group</p> <p><b>In Class Exercise:</b> Analysis of the impact of economic development strategies on land use plans. Comparing and contrasting land use strategies for economic development.</p> <p><b>Case Study:</b> Assessing key issues in identifying good locations for growth and development. Critical analysis of economic development assets and opportunities.</p>	Sample of staff reports: Go to the following websites: Charlotte, North Carolina; Berkeley, California; Iowa City, Iowa; and others to be provided in class.
October 19 <sup>th</sup>	<p><b>Land Use Planning: Retail Development—Trends, Issues, Opportunities.</b></p> <p><b>Guest Lecturer:</b> Michael F. Mallon, President of Mallon and Associates</p> <p><b>In Class Exercise:</b> Students will review site plans for large-scale commercial developments contrasting the design of regional malls, with those of “life-style” centers, and also with new mixed-use, town centers. Site plans will be posted on “blackboard.”</p> <p><b>Case Study:</b> Students will be asked to apply the parking ratios suggested by the Institute of Traffic Engineers to a variety of retail buildings Chicago. Students will then be asked to analyze the impacts of such standards on urban design, transit use, and traffic planning.</p> <p><b>Assignment of mid-term exam.</b></p>	BKGR Chap. 14 <b>Review of Readings:</b> Chapter 14: Small Area Plans
October 26 <sup>th</sup>	<p><b>Analyzing Basic Facts in Controversial Land Use Cases: Examples from Cases that Lead to Litigation</b></p> <p><b>Guest Lecturer:</b> Karen Dorff, Senior Corporation Counsel, City of Chicago</p>	<b>Reading Review:</b> Handout on analyzing land-use cases.

	<p><b>In class exercise:</b> Students will evaluate a sample of land use reports on controversial zoning cases.</p> <p><b>Case study:</b> Students will be provided zoning case files on various types of development projects and will be required to outline a draft staff report on these cases.</p>	
November 2 <sup>nd</sup>	<p><b>Neighborhood land use issues: A case study of Chicago’s north lakefront over several decades.</b></p> <p><b>Guest Lecturer:</b> Joseph P. Schwieterman, Professor, DePaul University and Director of the Chaddick Institute for Metropolitan Development.</p> <p><b>In Class Exercise:</b> Comparison of the cost of providing public services to a new development in Cleveland, Ohio. Students will use the City of Cleveland’s maps showing the service areas for libraries, parks, schools, trash pick-up, and other services and they will use these maps to estimate the need for extending services for a new residential subdivision.</p> <p><b>Case Study:</b> Analysis of land use data and information collected for neighborhood’s in Chicago’s lakefront areas. Students will be asked to analyze maps and data and to describe the patterns and characteristics of neighborhoods.</p>	<p>BKGR Chap. 14  <b>Review of Readings:</b>  Chapter 15: Development Management</p> <p><b>On Reserved Reading</b></p> <ol style="list-style-type: none"> <li>Chapter 7 of <i>The Politics of Place: A History of Zoning in Chicago</i> by J. Schwieterman.</li> <li>“<i>Regulating the Landscape: Real Estate Values, City Planning, and the 1916 Zoning Ordinance</i>” by Keith D. Revell in <i>The Landscape of Modernity: Essays on New York City, 1900-1940</i> edited by David Ward and Olivier Zunz. Russell Sage Publishing, 1992. pp. 19-42.</li> <li>“<i>Density and Intervention: New York’s Planning Traditions</i>” by Marc A. Weiss in <i>The Landscape of Modernity: Essays on New York City, 1900-1940</i> edited by David Ward and Olivier Zunz. Russell Sage Publishing, 1992. pp. 46-70.</li> </ol>
November 9 <sup>th</sup>	<p><b>Development Plans and Sustainability</b></p> <p><b>Guest Lecturer:</b> Carmen Vidal-Hallett, Architect and Urban Planner, EcoVidalDesign</p> <p><b>In class exercise:</b> Students will review on “blackboard” the site plans of several new urbanists</p>	<p><b>Reading Review:</b>  Handouts on new urbanism, sustainability, smart growth, form-based zoning.</p>

	<p>communities and will be asked in class to contrast the characteristics of the plans from projects involving more conventional layouts and designs. The exercise will require the application of “new urbanist” standards to actual projects.</p> <p>Case Study: Students will review the land use patterns of 10-12 college towns to evaluate whether these towns fulfill the principles of new urbanism.</p>	
Nov. 16 <sup>th</sup>	<p><b>Case Study of Compromise in Zoning Conflicts: An analysis of planning, architecture, and public participation in the 3660 North Lakeshore Drive case.</b></p> <p><b>Guest Lecturer:</b> Mary Fishman, Architect and Filmmaker, Fishman Studios</p> <p><b>In class exercise:</b> Students will analyze a variety of land-use reports prepared by expert consultants where such reports were prepared in support of high-rise construction. Students will be asked to evaluate how the consultant’s maps, graphs, photos and other materials are used to persuade neighbors, planning staff, and local elected officials.</p> <p><b>Case Study:</b> The need for compromise. Students will try to evaluate the economic impact of a significant downzoning in Chicago’s Gold Coast. Students will compare and contrast the neighbor’s versus the developer’s plan.</p>	<p><b>Reading Review:</b> Handouts on urban design, design review, and appearance review from Toronto, Portland, and Vancouver.</p>
Nov. 23 <sup>rd</sup>	<p><b>Community Branding Strategies for Promoting Economic Development</b></p> <p><b>Guest Lecturer:</b> Carl Wolhdt, Planning Consultant and Graphic Designer</p> <p><b>In class exercise:</b> Students will assess the characteristics and assets of downtown Evanston and formulate and land use policy that reinforces the existing strengths. Using maps and inventories of existing conditions students will assess and summarize the “form-based” characteristics of downtown Evanston.</p>	<p><b>Reading Review:</b> Handouts on form-based zoning codes. Review of materials on the City of Evanston website.</p>
Nov. 30 <sup>th</sup>	<p><b>Relationship Between Land Use and Historic Preservation</b></p> <p><b>Guest Lecturer:</b> Jim Peters, Executive Director,</p>	<p><b>Reading Review:</b> Handouts on preparing a rezoning case.</p>

	<p>Landmark Preservation Commission of Illinois</p> <p><b>In class exercise:</b> Students will critique the pattern and shape of Chicago's retail corridors and centers. Students will analyze the existing situation; the preferred alternative and the strategies for achieving and new retail development pattern. This is an exercise that will be repeated on several occasion during the semester.</p> <p><b>Assignment of final exam.</b></p>	
Dec. 7th	<p><b>New Urbanism, LEED ND, Smart Growth: The Principals of Contemporary Land Use Planning</b></p> <p><b>Guest Lecturer:</b> TBA</p> <p>Review of course objectives and suggestions for improvements</p>	<p><b>Reading Review:</b> Handouts on new urbanism, LEED ND, and smart growth.</p>
Dec 7th	<b>Discussion of Exam</b>	<b>Final Exam</b>
	<p><b>Class Policies</b></p> <p><b>Attendance:</b> <i>Class attendance is mandatory.</i> Attendance is taken at each class. Missing any class will affect your grade.</p> <p><b>Class format:</b> Each class will include a lecture/presentation of the class topic to establish the learning objectives and to provide structure to the material. However, the heart of the learning in this class will come from discussions and activities, rather than from the lectures or the readings. We spend the majority of class time looking at case studies that will enable you to question, explore, debate, relate, and apply concepts rather than memorizing text book material.</p> <p><b>Preparation:</b> Complete reading assignments, including articles, cases, exercises, and chapters from the text in order to be effectively prepared for each class. Case study assignments may require students to do original research other than materials handed out in class including examining newspaper articles, preparing maps, or reviewing plans.</p> <p><b>Due Dates:</b> Written assignments are due on the dates specified in the syllabus. Students are expected meet all commitment and assignment deadlines.</p>	

	<p><b>Graded Assignments:</b> Two written examinations--a midterm and a final--will be used to assess your comprehension of the course material as presented in the textbook, assigned readings, class discussions, and case studies. The questions asked on the mid-term and final exams will be essay questions that will test your ability to apply concepts and theories.</p>	
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